

**TOWN OF GILMANTON
HISTORIC DISTRICT COMMISSION
ACADEMY BUILDING
TUESDAY, MAY 2, 2017 – 7 PM**

MINUTES

Present: Chair Ernie Hudziec, Marshall Bishop (Selectmen's Rep), Matt Grasberger, Betty Ann Abbott

Also present: Annette Andreozzi (Land Use Admin.)

Absent: Roy Buttrick (alternate)

Chair Hudziec opened the meeting at 7: 00 PM with introductions.

General Public comments

There were no general comments from the public.

Discussion re signs

Mr. Hudziec asked Jim Hueber about his sign on Map/Lot# 414/64.

Jim said he is building a house so he put up a small sign.

Mr. Hudziec asked the purpose of the sign.

Jim said it is a contractor sign so the subs know where the lot is located.

Mr. Bishop stated a contractor sign is no different from a real estate sign.

Mr. Hudziec said the HDC was having discussions about their sign regulation. He read the proposal and suggested the discussion be on the back burner until the regulation had been amended.

MOTION:

Mr. Bishop moved to continue the complaint on Map/Lot #414/64 until the time the regulation is amended, and let the contractor/owner keep the sign up until the decision is made. Seconded by Mr. Grasberger.

Motion passed unanimously.

Mr. Hudziec advised Jim to put together the paper work for building a house in the historic district with the information provided by the office before making an application.

Staff relayed to the Commission that research showed the smallest flags available on line where 3' x 5'.

There was discussion of the sign amendment proposal from the last meeting.

Suggested changes were made, new wording appears below.

It was suggested that a copy of the zoning ordinance part relating to signs be attached.

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Mr. Bishop didn't want people to have to put an application in to put up a sign.

The draft regulation section relating to signs is as follows:

SECTION IV. NON-STRUCTURAL FEATURES

C. SIGNS

HDC sign regulations for all historic districts adhere to the Zoning Ordinance sign requirements with the addition of the following:

All signs and advertising, including those on the interior that are visible from the exterior and temporary signs and flags, must be reviewed by the HDC before they can be displayed.

1. **Permanent** signs shall not exceed nine square feet. Signs placed on the exterior of the building or on the grounds shall be made of painted wood and shall be designed and hung in a manner appropriate to the buildings or grounds involved. **There shall only be 2 permanent signs on the grounds.**

~~In no event shall the sign, itself, include lighting of any kind. However, A sign may be illuminated by a detached shielded light with the approval of the HDC.~~

~~Advertisement by a retail or commercial establishment of a product on a machine or apparatus located outside of a building may be allowed by the commission if it determines that such machine or apparatus must be located outside because of the nature of the product. The machine or apparatus and the advertisement must be harmonious with the period of the building and the district.~~

~~A sign that is located in the interior of any building, that is visible from the outside of the building, shall not be allowed, except that if a retail or commercial establishment proposes to place any sign in any window or door for purposes of advertising or otherwise, such sign may be allowed by the commission if it determines that the sign is harmonious with the period of the building and the district.~~

Signs dating houses shall be one clapboard wide and no longer than fifteen inches. They shall be painted the same color as the siding. The preferred placement is next to the cornerboard beneath the first line of clapboards above the ground floor windows. If the word "circa" is to be used, it should be abbreviated "c." and not "ca." or "cir."

2. **Temporary Signs and Flags - There shall be no more than 2 temporary signs and/or flags on the property at any time and they may only be displayed during operating hours, except as noted below. Temporary signs shall be no bigger than 9 square feet and have a white background. Flags shall be no larger than 3' x 5'.**

"Sandwich style" signs, on the premises of Planning Board site plan approved businesses, are permitted according to Zoning Ordinance rules, with the addition that they shall be no bigger than 9 square feet on each side and must be of wood painted white or white plastic with black lettering.

A total of one (1) temporary sign, not bigger than 9 square feet,

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identifying contractors, architects, investors, and others working with the site is permitted without review or application while site work is ongoing. More than one must be reviewed by the HDC.
Temporary signs for events may remain out 24/7 for two weeks before the event and shall be removed within 24 hours following termination of the event.

Any sign deviating from any of the above standards must submit an application to be approved by the HDC.

MOTION:

**Motion by Ms. Abbott to set a public hearing for June 6, 2017 at 7PM for an amendment to HDC regulation IV-C Signs. Seconded by Mr. Bishop.
Motion passed unanimously.**

Approval of Minutes – April 4 & 18

**Motion by Ms. Abbott to accept the minutes of April 4, 2017 as amended.
Seconded by Mr. Grasberger.
Motion passed unanimously.**

**Motion by Ms. Abbott to accept the minutes of April 18, 2017 as presented.
Seconded by Mr. Grasberger.
Motion passed unanimously.**

Other business

The legal opinion from NHMA regarding non-public sessions for hardship had been read.

Mr. Hudziec wanted to look into a box on the HDC application to check off for hardship.

Ms. Abbott said if there was a box more people would come in to have a discussion.

Mr. Hudziec said if an application was made there could be a discussion of using non-traditional materials.

Ms. Abbott said there needed to be standards for a hardship.

Mr. Hudziec stated he refused to have someone report their finances.

Mr. Bishop said hardship needs to be determined case by case.

Mr. Hudziec said when an application comes in the HDC attempts to accommodate and has been helpful. When someone doesn't make an application the HDC can't help.

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Mr. Bishop said a person must first go to the HDC to find out what they suggest. Mr. Hudziec stated that people continue to make assumptions without having information, and never go to meetings.

Ms. Abbott commented that the HDC was not at full capacity. The agreement was that Mr. Buttrick should be asked if he wanted to be a full member.

Mr. Grasberger moved to adjourn. Second by Ms. Abbott.
All in favor.

Adjourned at 8:03 PM.

Respectfully submitted,
Annette Andreozzi
Land Use Administrator